





welcome to

Cherry Tree Lane, BEVERLEY

Well presented substantial two bedroom bay fronted house offered for sale with no forward chain.

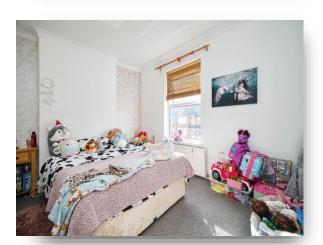












Offered with immediate vacant possession with no forward chain is this bay fronted traditional house ideal for first time buyers and situated in a convenient and sought after established residential area close to the town centre. The internal accommodation which is well presented has been extended to the rear and briefly comprises of entrance hall, 28' through lounge/dining room, kitchen, lobby and ground floor wc and to the first floor are two bedrooms and bathroom. The property also boasts a lawned rear garden and is worthy of internal inspection to be appreciated.

Entrance Porch

With tiled floor.

Entrance Hall

Accessed via a double glazed entrance door, built in storage cupboard and coved ceiling.

Through Lounge/dining Room

28' 2" into bay window x 9' 8" extending to 13' (8.59m into bay window x 2.95m extending to 3.96m) With a double glazed bay window to the front elevation together with a further double glazed window to the rear elevation. Feature brick fireplace with timber mantle over and attractive log burner with flagstone hearth. Built in storage cupboard, picture rails to the walls, twin radiators, stairs to the first floor and coved ceiling.

Kitchen

Double glazed windows to the rear and side aspects, range of high gloss base and wall units with worksurfacing and tiled splash back and incorporating 1 1/2 bowl sink unit. Plumbing for an automatic washing machine and an integrated dishwasher and fridge/freezer. Five ring hob with hood over and electric oven. Concealed gas central heating boiler and a radiator.

Lobby Area

Double glazed rear entrance door.

Cloakroom

Part tiled walls, extractor fan, wc and corner wash hand basin.

Landing

Built in storage cupboard and coved ceiling.

Bedroom One

13' 2" into recess x 11' 3" (4.01m into recess x 3.43m) Double glazed window to the front aspect, radiator and coved ceiling.

Bedroom Two

14' \times 7' 2" into recess (4.27m \times 2.18m into recess) Double glazed window to the rear aspect, radiator and coved ceiling.

Bathroom

With double glazed window to the rear aspect, tiled walls, radiator and extractor fan. Corner panelled bath with shower over, pedestal wash hand basin and wc. Airing cupboard housing hot water tank.

Outside

To the front is a gravelled garden with low wall surrounds. To the rear is lawned garden with paved patio area, timber store shed and fenced surrounds.





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Cherry Tree Lane, BEVERLEY

- **Bay Fronted Mid Terrace House**
- 28' Through Lounge/Dining Room
- Two Bedrooms
- Offered for Sale with No Forward Chain
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers in excess of

£160,000

directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106494



Property Ref: BEV106494 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.









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